



WILLIAM T FUJIOKA  
Chief Executive Officer

# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

September 8, 2009

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

16 SEPTEMBER 29, 2009

Dear Supervisors:

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**ESTABLISH CAPITAL PROJECTS NO. 87065 AND 87066  
APPROVE APPROPRIATION ADJUSTMENT FOR THE  
RUTH TEMPLE HEALTH CENTER MODULAR BUILDING DEMOLITION AND  
FAR EAST BANK BUILDING DEMOLITION PROJECTS  
(FIRST AND SECOND DISTRICTS) (3 VOTES)**

## SUBJECT

Establishment of Capital Project Nos. 87065 and 87066 for the demolition of a dilapidated modular building at Ruth Temple Health Center, a dilapidated bank building located at the corner of Cesar Chavez Boulevard and Broadway in downtown Los Angeles.

## **IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the ~~Ruth Temple Health Center Demolition and the Far East Bank Building Demolition Projects~~ <sup>APPROVED 9-08-09</sup> are categorically exempt from the California Environmental Quality Act pursuant to State Guidelines Section 15301 (I) because the projects involve only demolition and removal of a small office structure.
2. Establish Capital Project No. 87065 and a project budget of \$182,000 for the Ruth Temple Health Center Modular Building Demolition Project. <sup>APPROVED 9-08-09</sup>
3. Approve an appropriation adjustment to transfer \$182,000 from Capital Project No. 86611 to Capital Project No. 87065 to fund the Ruth Temple Health Center Modular Building Demolition Project. <sup>APPROVED 9-08-09</sup>

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4. Establish Capital Project No. 87066 and an initial project budget of \$200,000 for the Far East Bank Building Demolition Project.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

Approval of the recommended actions will establish Capital Project Nos. 87065 and 87066 for the Ruth Temple Health Center Modular Building Demolition and the Far East Bank Building Demolition projects.

##### **Ruth Temple Health Center Modular Building**

The proposed project involves demolition of a condemned modular building, including abatement of hazardous materials, located adjacent to the Ruth Temple Health Center. The approximately 2,000 square foot building is now deteriorated and has no useful purpose. The project will be implemented by Internal Services Department (ISD) through the use of Board-approved Job Order Contractors (JOC) and is tentatively scheduled for completion at the end of September 2009.

##### **Far East Bank Building**

In 1991 the County took ownership of real property located at the corner of Cesar Chavez Boulevard and Broadway in downtown Los Angeles for development of future businesses. Subsequently, the proposed development was never implemented. The proposed project involves demolition of a vacant building, which formerly housed the Far East Bank, including abatement of hazardous materials. The 2,800 square-foot building is now deteriorated and has no useful purpose. The project will be completed by the Department of Public Works (Public Works) through the use of Board-approved JOC and is tentatively scheduled for completion at the end of November 2009.

#### **Sustainable Design Program**

The proposed project will support your Board's Policy for Green Building/Sustainable Design Program to the extent feasible by: using building materials that are composed of recycled materials; using mechanical, plumbing and electrical systems that will optimize energy and water efficiency; and reducing the amount of demolition materials that would be deposited in landfills.

#### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The recommended actions support Countywide Strategic Plan Goals of Operational Effectiveness (Goal 1), Environmentally Responsible Practices (Goal 3), and Fiscal Responsibility (Goal 4) by reducing carbon emissions and by preparing a County asset for possible future improvements.

### **FISCAL IMPACT/FINANCING**

#### **Ruth Temple Health Center Modular Building**

The total estimated project cost is \$182,000, including demolition, abatement of hazardous materials, ISD project management costs, and contingency. The attached appropriation adjustment will transfer \$182,000 from Capital Project No. 86611 to Capital Project No. 87065 to fund the Ruth Temple Health Center Modular Building Demolition Project. Upon your Board's approval of the appropriation adjustment, there will be sufficient appropriation in the FY 2009-10 Capital Projects/Refurbishments Budget to fund the recommended related actions.

#### **Far East Bank Building**

The total estimated project cost is \$200,000, including demolition, abatement of hazardous materials, Public Works project management costs, and contingency. Sufficient appropriation will be included in the FY 2009-10 Supplemental Resolution Capital Projects/Refurbishments Budget to fund the recommended action. The project is funded with net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

All demolition, removal of hazardous materials, and related site work for the Ruth Temple Health Center Modular Building Demolition and Far East Bank Building Demolition Projects will be carried out by previously Board-approved JOC for ISD and Public Works.

On an exterior wall of the Far East Bank Building, a mural was commissioned, in coordination with the East-West Community Partnership. In July 2009, the County Arts Commission staff visited the mural site to review its condition. The mural, which was painted directly onto the building, has been defaced numerous times over the years with graffiti and does not allow for removal, restoration or any other salvageable technique. It is the Arts Commission's recommendation that the mural be documented and archived into the Arts Commission's County Collection database, and a public webpage with photographs, explanation of the mural's subject matter, and creation process will be developed. In accordance with the County's deaccessioning procedure which was adopted by your Board in 2004 as part of the Civic Art Policy and adherence to the Federal Visual Artists' Rights Act, a 90-day notice was issued to the artist. As stated in both the County and Federal deaccessioning procedures, the artist can remove the mural at the artist's own expense.

**ENVIRONMENTAL DOCUMENTATION**

The Ruth Temple Health Center Modular Building and Far East Bank Building Demolition Projects are categorically exempt from the California Environmental Quality Act pursuant to State Guidelines Section 15301 (I) because the projects each involve only demolition and removal of a small office structure, including abatement of hazardous materials.

**CONTRACTING PROCESS**

Not applicable.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the recommended actions will have no impact on current County services.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DL:DJT  
DKM:SW:zu

Attachment

c: Auditor-Controller  
County Counsel  
Department of Health Services  
Department of Public Health  
Department of Public Works  
Internal Services Department